

BILL NO. 2177

ORDINANCE NO. 1950

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT OF PARTS OF LOT 8 OF JOHN LONG ESTATE SUBIVISION, A TRACT OF LAND IN TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, COUNTY OF ST. LOUIS, STATE OF MISSOURI; (WALGREENS, CHESTERFIELD PARKWAY WEST)**

WHEREAS, the owner, Chesterfield Parkway LLC., has proposed a Boundary Adjustment Plat for the aforementioned tract removing the property line between Lot 1 and Lot 2 and the property line between the lot recorded as *Chesterfield Parkway, LLC DB. 13325, PG. 872* and Lot 1, creating a new Adjusted Lot 1 while deleting Lot 2 and parcels 1 and 2 in said lot and the lot recorded as *Chesterfield Parkway, LLC DB. 13325, PG. 872* and parcels 1 and 2 in said lot;

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Boundary Adjustment Plat regulations of the City of Chesterfield and has recommended approval of same and forwarded said Boundary Adjustment Plat to the City Council.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1. The Boundary Adjustment Plat which is attached hereto as Exhibit "A" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

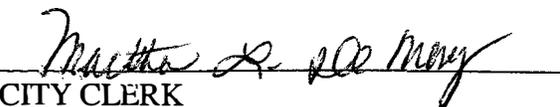
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18th day of August, 2003.

  
MAYOR

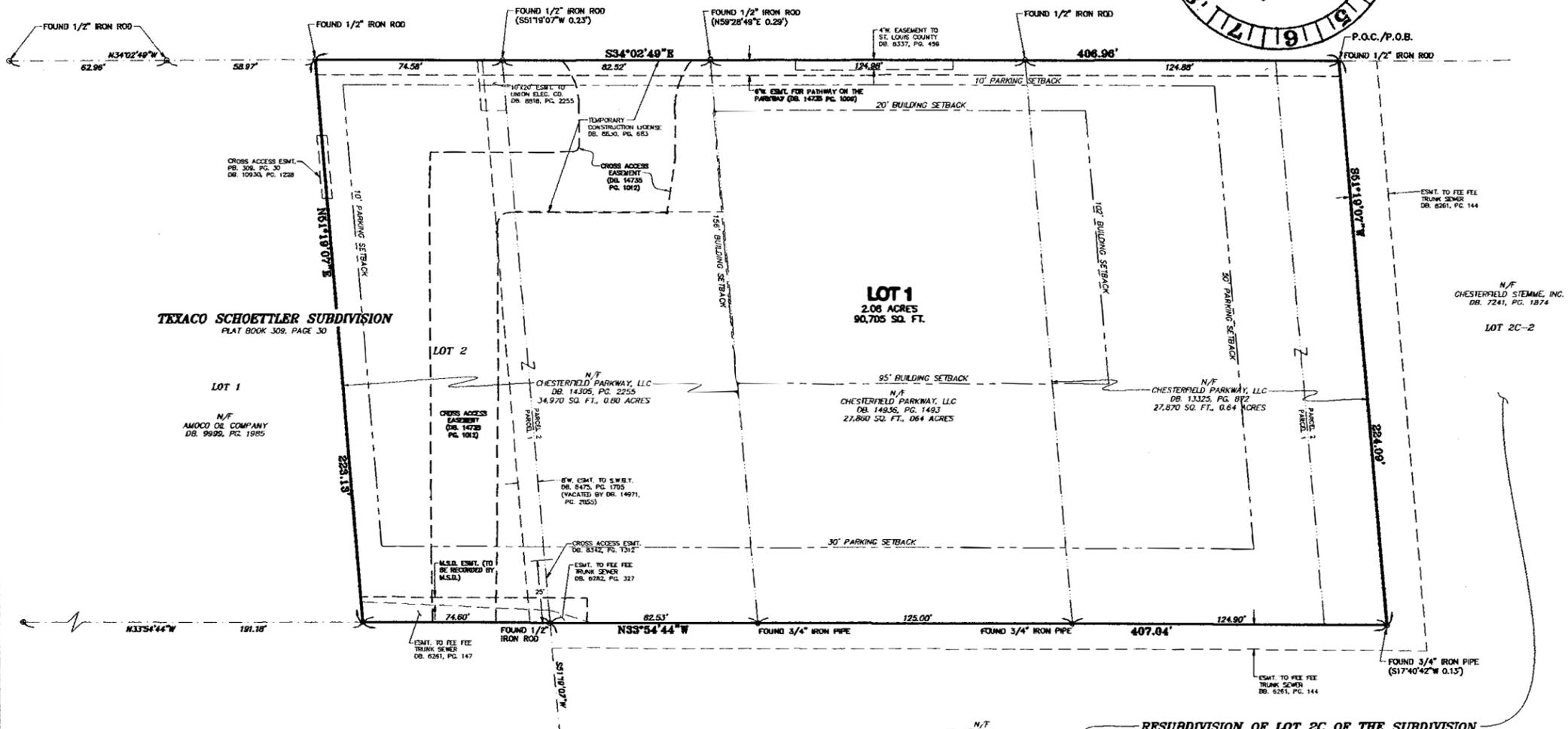
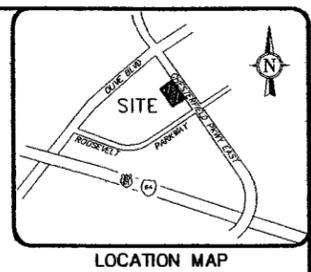
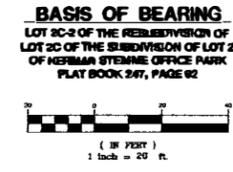
ATTEST:

  
CITY CLERK

# BOUNDARY ADJUSTMENT PLAT WALGREEN'S - CHESTERFIELD

PARTS OF LOT 8 OF JOHN LONG ESTATE SUBDIVISION  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CHESTERFIELD PARKWAY EAST (82'W.)



**ORIGINAL BOUNDARY DESCRIPTIONS.**

TRANSCRIBED FROM DEED BOOK 14305 PAGE 2255:

**Parcel 1:**  
A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, being all of Lot 2 of Texaco Schoettler Subdivision as recorded in Plat Book 309 page 30 of the Land Records of said St. Louis County, Township 45 North, Range 4 East and being more particularly described as follows:

Commencing at a found iron rod marking the Southeast corner of said Lot 2 of Texaco Schoettler Subdivision and the TRUE POINT OF BEGINNING of the herein described tract; thence along the Southwesterly line of said Lot 2 North 33 degrees 54 minutes 44 seconds West, a distance of 74.60 feet to the Westernmost corner of said Lot 2; thence along the Northwesterly line of said Lot 2 North 51 degrees 19 minutes 07 seconds East, a distance of 223.13 feet to the Northern corner of said Lot 2, said corner also being on the Southwesterly right-of-way line of Chesterfield Parkway North; thence along said Southwesterly right-of-way line, South 34 degrees, 02 minutes 49 seconds East, a distance of 74.58 feet; thence along the Southeastery line of said Lot 2 South 51 degrees 19 minutes 07 seconds West, a distance of 223.31 feet to the Point of Beginning. According to a survey by J.R. Grimes Consulting Engineers, Inc. prepared in November, 2001.

**Parcel 2:**  
A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of Lot 8 of John Long Estate Subdivision, Township 45 North, Range 4 East and being more particularly described as follows:

Commencing at a found iron rod marking the intersection of a common line between a tract of land conveyed to Re Pel Mar Company, Inc. as recorded in Deed Book 12734, Page 1983 of the Land Records of said St. Louis County and a tract of land conveyed to Leo B. Pelligrin as recorded in Deed Book 1101, Page 2529 of said Land Records, with the Southwesterly right-of-way line of Chesterfield Parkway North, 82 feet wide, and the TRUE POINT OF BEGINNING for the herein described tract; thence along the said common line, South 51 degrees 19 minutes 07 seconds West, a distance of 223.51 feet to the intersection of said common line with the Northeastery line of Lot 2C-2 of the Resubdivision of Lot 2C of the Subdivision of Lot 2 of Herman Stemme Office Park as recorded in Plat Book 247 page 92 of said Land Records; thence along a common line between said Pelligrin tract and said Lot 2C-2 North 33 degrees 54 minutes 44 seconds West, a distance of 82.53 feet to the Southernmost corner of Lot 2 of Texaco Schoettler Subdivision as recorded in Plat Book 309 page 30 of Land Records; thence along the Southeastery line of said Lot 2, North 51 degrees 19 minutes 07 seconds East, a distance of 223.31 feet to the Easternmost corner of said Lot 2, said corner also being on said Southwesterly right-of-way line of Chesterfield Parkway North; thence along said Southwesterly right-of-way line, South 34 degrees 02 minutes 49 seconds East, a distance of 82.52 feet to the Point of Beginning. According to a survey by J.R. Grimes Consulting Engineers, Inc. prepared in November, 2001.

TRANSCRIBED FROM DEED BOOK 14936 PAGE 1493:

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of Lot 8 of John Long Estate Subdivision, Township 45 North, Range 4 East and being more particularly described as follows:

Commencing at a found iron rod with cap marking the intersection of a common line between a tract of land conveyed to Re Pel Mar Company, Inc. as recorded in Deed Book 12734 page 1983 of the Land Records of said St. Louis County and a tract of land conveyed to Walter F. & Dorothy E. Haas as recorded in Deed Book 2906, Page 605 of said Land Records, with the Southwesterly right-of-way line of Chesterfield Parkway North, 82 feet wide, and the TRUE POINT OF BEGINNING for the herein described tract; thence along said common line, South 51 degrees 19 minutes 07 seconds West, a distance of 223.80 feet to the intersection of said common line with the Northeastery line of Lot 2C of Herman Stemme Office Park as recorded in Plat Book 247 page 92 of said Land Records; thence along a common line between said Re Pel Mar tract and said Lot 2C-2, North 33 degrees 54 minutes 44 seconds West, a distance of 125.00 feet to the intersection of a common line between said Re Pel Mar tract and a tract of land conveyed to Leo B. Pelligrin as recorded in Deed Book 1101, Page 2529 of said Land Records, with the Northeastery line of said Lot 2C-2; thence along said common line, North 51 degrees 19 minutes 07 seconds East, a distance of 222.51 feet to the said Southwesterly right-of-way line of Chesterfield Parkway North; thence along said Southwesterly right-of-way line, South 34 degrees 02 minutes 49 seconds East, a distance of 124.98 feet to the Point of Beginning. According to a survey by J.R. Grimes Consulting Engineers, Inc.

TRANSCRIBED FROM DEED BOOK 13225 PAGE 872:

**Parcel No. 1:** Part of Lot 8 of John Long Estate Subdivision as described in Book 1024 Page 443 of the St. Louis County Records in U. S. Survey 415, Township 45 North, Range 4 East and described as: Beginning at an iron pipe at the Southwest corner of property conveyed by deed recorded in Book 657 Page 439 of the St. Louis County Records, thence South 33 degrees 45 minutes East 125.00 feet to the point of beginning of tract herein conveyed, thence South 33 degrees 45 minutes East 100.00 feet to an iron pipe, thence North 51 degrees 30 minutes East 264.00 feet to the center line of Schoettler Road, 30 feet wide, thence along the center line of Schoettler Road, North 33 degrees 45 minutes East 100.00 feet to a point, said point being 9.394 chains along the said center line of Schoettler Road from the center line of Olive Street Road, thence South 51 degrees 30 minutes West 264.00 feet to the point of beginning, according to survey executed by Carr Surveying Co. on June 17th, 1952, EXCEPTING THEREFROM that part conveyed to St. Louis County by deed recorded in Book 8320 Page 1018.

**Parcel No. 2:** A Tract of land situated in U. S. Survey 415, Township 45 North, Range 4 East, being part of Lot 8 of John Long Estate Subdivision and more particularly described as follows: Beginning at an iron pipe in the Southwest corner of a tract conveyed to Walter F. Haas and wife by Fred M. Haas and wife by deed recorded in Book 2906 Page 605 to the St. Louis County Records; thence South 33 degrees 45 minutes East 25.0 feet to a point; thence North 51 degrees 30 minutes East 264.00 feet to a point in the center line of Schoettler Road, 30 feet wide; thence North 33 degrees 45 minutes West 25.0 feet to the Northeast corner of tract conveyed by deed recorded in Book 2906 Page 605; thence South 51 degrees 30 minutes West 264.00 feet along the Southern line of tract conveyed by deed recorded in Book 2906 Page 605 to the point of beginning, EXCEPTING THEREFROM that part conveyed to St. Louis County by deed recorded in Book 8320 Page 1018.

**RESUBDIVISION OF LOT 2C OF THE SUBDIVISION OF LOT 2 OF HERMAN STEMME OFFICE PARK**  
PLAT BOOK 247, PAGE 92

**BOUNDARY DESCRIPTION LOT 1**

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, being all of Lot 2 of Texaco Schoettler Subdivision as recorded in Plat Book 309 page 30 of the Land Records of said St. Louis County and being more particularly described as follows:

Commencing at a found 1/2" iron rod marking the intersection of a common line between Lot 2C-2 of the Resubdivision of Lot 2C of the Subdivision of Lot 2 of Herman Stemme Office Park as recorded in Plat Book 247 page 92 of the Land Records of said St. Louis County and a tract of land conveyed to Walter F. & Dorothy E. Haas as recorded in Deed Book 2906, Page 605 of said Land Records, with the Southwesterly right-of-way line of Chesterfield Parkway East, 82 feet wide, and being the TRUE POINT OF BEGINNING for the herein described tract; thence along the common line between said Lot 2C-2 & Haas tracts, South 51 degrees 19 minutes 07 seconds West, a distance of 224.09 feet to the common corner between said Lot 2C-2 & Haas tracts, said corner also being the Southernmost corner of said Haas tract, from which a found 3/4" iron pipe bears South 17 degrees 40 minutes 42 seconds West, a distance of 0.13 feet; thence along another common line between said Lot 2C-2 & Haas tracts, a common line between said Lot 2C-2 and a tract of land conveyed to Leo B. Pelligrin as recorded in Deed Book 1101, Page 2529 of said Land Records, and the Southwesterly line of said Lot 2 of Texaco Schoettler Subdivision, North 33 degrees 54 minutes 44 seconds West, a distance of 407.04 feet to a set 1/2" iron rod marking Westernmost corner of said Lot 2; thence along the Northwesterly line of said Lot 2, North 51 degrees 19 minutes 07 seconds East, a distance of 223.13 feet to a found 1/2" iron rod marking the Northern corner of said Lot 2, said corner also being on said Southwesterly right-of-way line of Chesterfield Parkway North; thence along said Southwesterly right-of-way line, South 34 degrees 02 minutes 49 seconds East, a distance of 406.96 feet to the Point of Beginning. Containing 2.08 acres (90,700 square feet) according to a survey by J.R. Grimes Consulting Engineers, Inc.

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. AND IS TRULY RECORDED WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR AFORESAID. IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

JANICE HAMMONS, RECORDER OF DEEDS

DEPUTY RECORDER

I, THE UNDERSIGNED OWNER OF LAND HEREUPON PLATTED AND FURTHER DESCRIBED IN THE FOREGOING DESCRIPTION, HAVE CAUSED THESE LOTS TO BE ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS PLAT, WHICH BOUNDARY ADJUSTMENT SHALL HEREAFTER BE KNOWN AS THE "WALGREEN'S - CHESTERFIELD"

IN WITNESS WHEREOF, I HAVE HEREWITH SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

CHESTERFIELD PARKWAY, LLC

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003 BEFORE ME DID APPEAR \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE \_\_\_\_\_ OF CHESTERFIELD PARKWAY, LLC, A LIMITED LIABILITY CORPORATION IN THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND AND THAT SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID INSTRUMENT.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ALL OF LOT 2 OF TEXACO SCHOETTLER SUBDIVISION AS RECORDED IN PLAT BOOK 309 PAGE 30 AND PART OF LOT 8 OF JOHN LONG ESTATE SUBDIVISION, CITY OF CHESTERFIELD, SAINT LOUIS COUNTY, MISSOURI, WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003 AND HEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS.

JOHN NATIONS, MAYOR DATE \_\_\_\_\_

MARTHA DeWAY, CITY CLERK DATE \_\_\_\_\_

THIS IS TO CERTIFY TO THE BEST OF MY BELIEF, KNOWLEDGE, AND ABILITY THAT J. R. GRIMES CONSULTING ENGINEERS, INC. AT THE REQUEST OF TERRY JONES OF KIDMAN PROPERTIES, DURING THE MONTH OF MARCH, 2003, PREPARED A BOUNDARY ADJUSTMENT PLAT, BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION OF A TRACT OF LAND BEING ALL OF LOT 2 OF TEXACO SCHOETTLER SUBDIVISION AS RECORDED IN PLAT BOOK 309, P.A. E 30 AND PART OF LOT 8 OF JOHN LONG ESTATE SUBDIVISION, ST. LOUIS COUNTY, MISSOURI.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS EFFECTIVE DECEMBER 30, 1994.

IN WITNESS WHEREOF, WE HERETOGETHER SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

J. R. GRIMES CONSULTING ENGINEERS, INC. LS-343-D

By EARL E. GRAHAM, PLS-2262 MISSOURI PROFESSIONAL LAND SURVEYOR

Revised 7/24/03: City Comments  
Revised 7/15/03: Easement record information & City Comments

**WALGREEN'S - CHESTERFIELD**  
**BOUNDARY ADJUSTMENT PLAT**

**J. R. GRIMES**  
**CONSULTING ENGINEERS, INC.**

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ST. LOUIS, MO 63128  
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DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
T.E.H.	3/28/03	E.E.G.	3/31/03	805	1 of 1